



Rose Cottage, 1 Regius Court
Penn

TIM RUSS
& COMPANY



Rose Cottage
1 Regius Court
Church Road, Penn
Bucks, HP10 8RL

Ideally located in the heart of Penn village, a charming, converted period semi-detached home, just a short stroll to village shops & the Common.

£625,000



The Property

A wonderful skillfully converted, Grade II listed brick and flint cottage offering contemporary styling coupled with all the conveniences of modern day living. Exposed beam work and brick and flint walling enhances the inherent charm of this unique home.

The stunning kitchen is well equipped with a range of German quality units with one and a half bowl sink unit with composite stonework surfaces. Integrated appliances include Zanussi fridge/freezer, Siemens oven with Siemens induction hob over, Caple pop up extractor fan, Zanussi dishwasher and washing machine. A step leads up to the dining area and cloakroom.

The double aspect, light and airy sitting room again is accessed from the kitchen and enjoys garden views to the front. The ground floor 'L' shaped study/bedroom two, again a light and airy room with useful deep storage cupboard.

Stairs lead up to the first floor which has a useful storage cupboard housing the Ideal gas fired boiler on the landing. The double aspect master bedroom is well appointed, and the bathroom offers a four piece suite with both bath and separate thermostatic shower.

Rose Cottage also has the advantage of both Sky and Satellite wiring.

Outside

The property is approached via a brick set driveway where immediately to the left there is one allocated parking space with a further allocated parking space for a second vehicle lying to the right.

The garden is of a maintainable size having been attractively landscaped with a central paved terrace with space for garden furniture, surrounded with flower and shrub borders, enclosed by a white picket fence. To the side of the property there is a gate giving access to a storage area with space for bins, outside tap and a useful storage shed to the rear.

Location

The property is set in this desirable village location, just a short stroll to highly regarded schools and Penn Common. It is within easy access to excellent public transport links and there is a shuttle bus from the pond at Penn to Waitrose in Beaconsfield. Hazlemere and the larger centres of High Wycombe and Beaconsfield offer excellent shopping and sporting facilities and main line trains giving easy access to London.

The property is within a short drive to a comprehensive range of sought after state schools including The Royal Grammar School and John Hampden Grammar School, for boys, Sir William Ramsay School, Beaconsfield High and Wycombe High School for girls. Nearby private schools include Godstowe, Davenies, Wycombe Abbey and High March.

Directions

Post code for Sat Nav: **HP10 8RL**

Viewings

Strictly by appointment only.

Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Additional Information

Council Tax Band: C

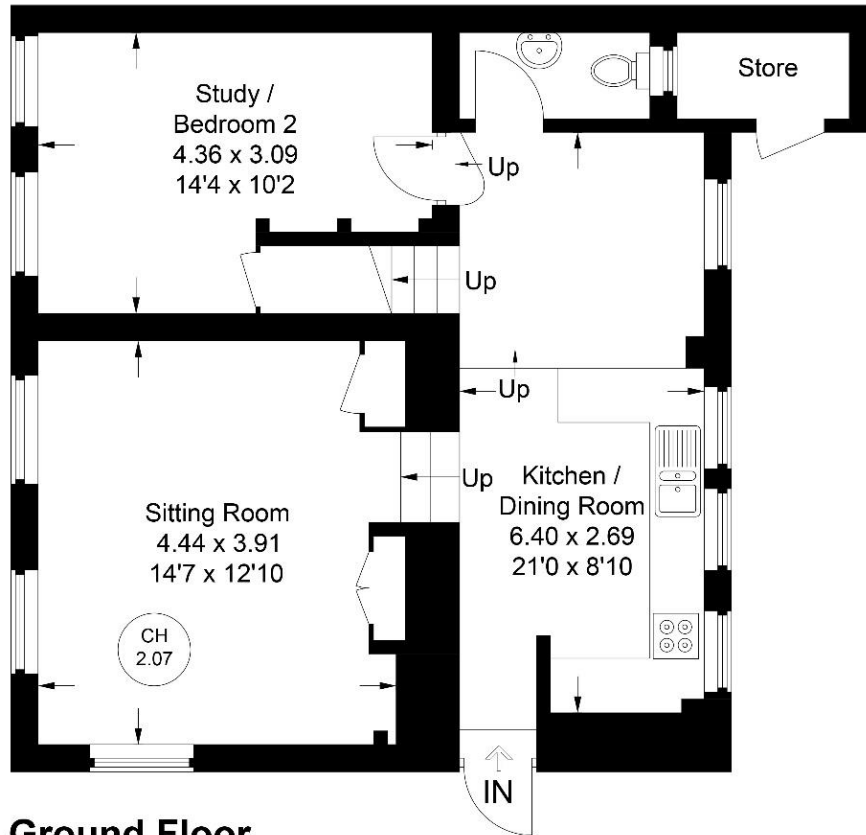
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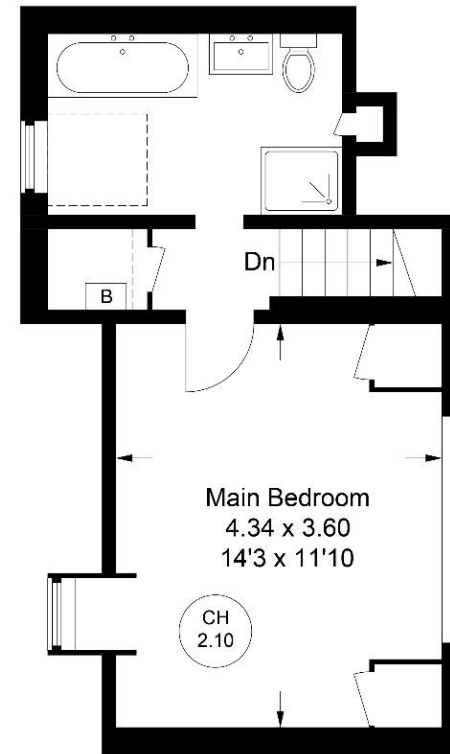
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



 = Reduced headroom below 1.5m / 5'0
 = Ceiling Height



Ground Floor



First Floor

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Approximate Gross Internal Area
 Ground Floor = 56.5 sq m / 608 sq ft
 First Floor = 28.1 sq m / 302 sq ft
 Store = 1.8 sq m / 19 sq ft
 Total = 86.4 sq m / 929 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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